



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday November 14, 2012

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Board of Appeals-Thursdays, Meeting @ 7:00 PM-TBA

Contact

*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plans, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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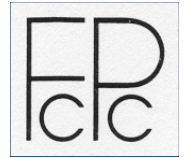
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ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>NO MINUTES TO APPROVE</u>		
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>RESIDENTIAL R-1 CLUSTER CONCEPT PLAN</u>		DECISION
a) <u>Horan Property</u> - The applicant is requesting residential cluster concept plan approval for 45 single family detached dwellings on 45.002 acre tract. Located at the end of Winmoor Drive, south of Knolls Parkway. Zoned: Residential R-1, Urbana Planning Region. Tax Map 106 / Parcel 6. File: S1154, Site AP12389 <i>Tolson DeSa, Principal Planner</i>		
5. <u>SITE PLANS</u>		DECISION
a) <u>Turnpike Farms Lot 1</u> -The applicant is requesting site plan approval to construct a 2,334 square foot addition onto an existing 1,654 square foot structure with multiple floors totaling approximately 6,000 square foot of floor area to be utilized as general office and a dental clinic. Located along Md 144 Old National Pike, east of MD 75. Zoned: General Commercial (GC), New Market Planning Region. Tax Map 80 / Parcel 146. File: SP 00-13, Site AP12973, FRO AP12976 & APFO AP12975 <i>Tolson DeSa, Principal Planner</i>		
b) <u>Global Mission Church</u> - The applicant is requesting site plan approval for an 118,530 square foot Place of Worship with 384 parking spaces, on a 78.72-acre site. Located at the corner of I-270 and Old Hundred Road / MD109 (Montgomery County). Zoned: Agriculture (AG) & Resource Conservation (RC), Urbana Planning Region. Tax Map 105 / Parcel 109. File: SP 92-37, Site AP8995, APFO AP8996 & FRO AP8997 <i>Tolson DeSa, Principal Planner</i>		

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6. SEPTIC BILL- GROWTH TIER MAPPING

INFORMATIONAL

Staff will be presenting, for information only, the draft [Growth Tier mapping](#) related to SB 236 i.e. the Septic Bill. The draft mapping will also be presented to the Board of Commissioners prior to submission to the state by December 31st.

Eric Soter, Division Director and Jim Gugel, Planning Manager